



**PLANNING  
DEPARTMENT**

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**MEMORANDUM**

**EXHIBIT 5**

TO: Planning Board  
FROM: Joseph Laydon, Town Planner   
CC: File  
DATE: December 5, 2019  
SUBJECT: Staff Review of 155 Main Street – Food Establishment – Site Plan Review

The following comments reflect staff's review of the submitted application and accompanying material:

Location: 155 Main Street, Map 113, Lot 73  
Zoning: Neighborhood Business (NB)  
Lot Dimensions: Frontage: 120.25'; Area: 16,117.2 sq. ft (0.37 acres)  
Existing Gross Floor Area: 2,976 sq. ft.  
Existing Use: Two (2) apartments on top floor, Two (2) retail spaces street level  
Proposed Use: Food Establishment – Crossroads Nutrition

Summary: Applicant proposes to establish a nutrition food business named Crossroads Nutrition in one of the vacant storefronts at 155 Main Street. The proposed use is considered under Business Use #6 which states "Establishments selling food prepared for immediate consumption where customers are served primarily at a table or counter." Such a use requires site plan approval within the Neighborhood Business District. The business will make made-to-order nutrition and meal shakes served at the counter.

Hours of Operation: Monday through Friday 7am to 3 pm, Saturday and Sunday 8 am to 1 pm.

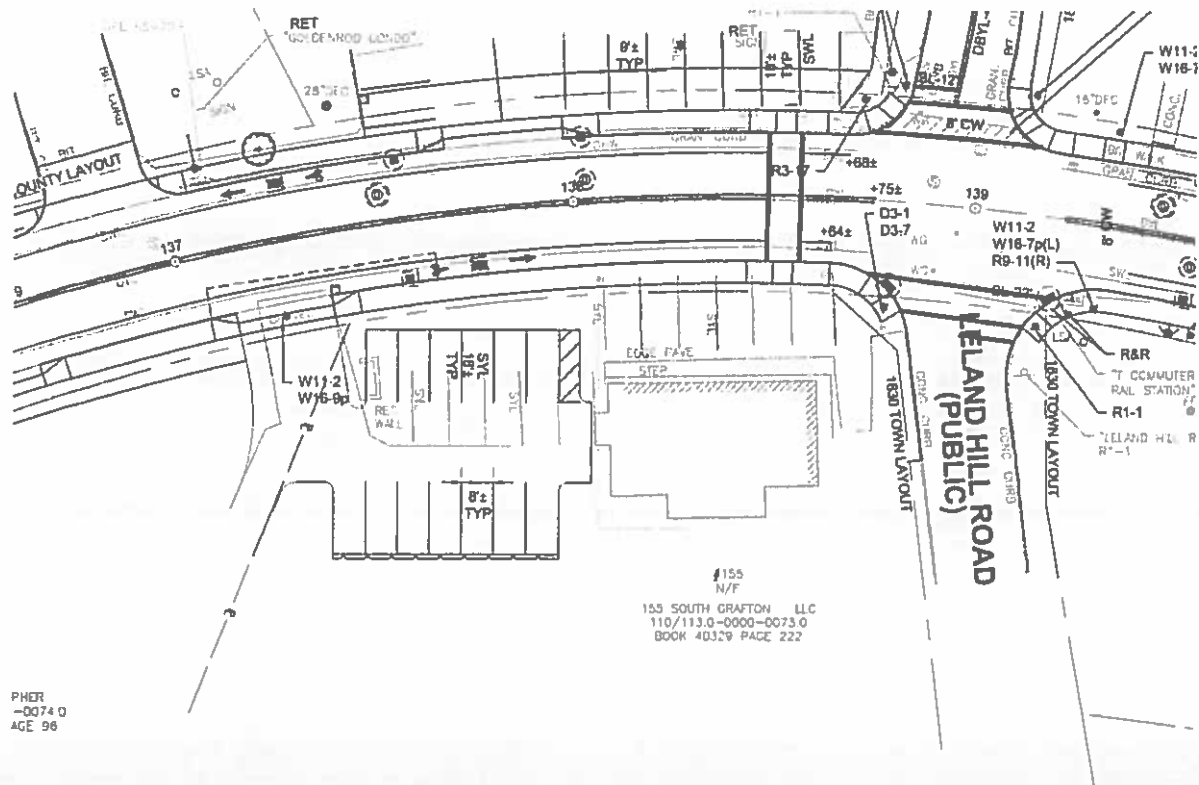
Employees: 1 at any one time.

Seats: The Applicant proposes 10 seats.

Parking: Bylaw requires one (1) parking space for every 3 seats and one (1) for each employee at maximum shift. Total Parking required for use is 4 parking spaces. Total for existing site is 13, which will also be maintained in the Main Street Parking plan on the next page. Total parking demand is as follows: four (4) parking spaces for residential units, four (4) for Crossroads Nutrition, five (5) remaining for other rental space.

Waivers: Applicant has submitted a request for preparing a site plan. The rationale provided is that the business is not making any physical changes to the site and that the property will be redesigned as part of the Main Street Reconstruction Project and that the Town, its design consultants VHB, and Mass Highway District 3 are designing a new parking plan for the property as part of the project and that investment in engaging an engineer to develop a site plan that will be redundant as part of the Main Street Project is therefore an unnecessary expense and burdensome.

**Main Street Project:** The Town is moving forward on the reconstruction of Main Street. At the required 25% Design Hearing, a proposed parking lot reconfiguration plan was included showing the relocation of the parking spaces in front of the building to the side of the building. The parking lot will be constructed as part of the Main Street Project. See the image of the parking reconfiguration on the following page. The Building owner has been in communication with MassDOT District 3 and VHB about maintaining the same number of parking spaces in the proposed plan.



**Neighborhood Setting:** Located on Main Street, at the south west corner of Main and Leland Hill, the 2,976 sq. ft. building contains two residential units on the top floor and two to three retail spaces on the street level floor. The owner of the building is currently merging two of the spaces so there will be only two commercial storefronts. On the north west corner is the existing retail plaza and at the north east corner are a number of multifamily structures. At the south east corner is a single-family residence. Adjacent to the subject property are a single-family residence behind the subject property and a multifamily structure to the west.

**Requested Action:** Site Plan Review in the NB District. The Bylaw has the following guidance for site plan review:

*For the purpose of assuring proper drainage, screening, safe access, adequate parking and loading spaces, public convenience and safety, adequate consideration of abutting landowners and compliance with the provisions of this By-Law*

Thank you.